

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MONDAY, JUNE 2, 2014,  
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order  
Chairperson Sanford Krasky at 7:00 P.M. on Monday, June 2, 2014.

A Salute to the Flag and Pledge of Allegiance was repeated.

This meeting has been advertised as required by enactment of the Sunshine Law.

ROLL CALL:

Sanford Krasky	Chairman	Present
Christina Edwards	Vice Chairperson	Present
James Vaccaro	Councilman	Present
Frederick Trutkoff	Mayor's Designee	Present
William Barron	Member	Present
Donald Somerset	Member	Present
Michele Zolezi	Member Pro Tem	Present
Dominic Amoroso	Alternate Member	Present
Joan Brush	Alternate Member	Absent
Edward Liston	Attorney	Present
Al Yodakis	Engineer	Present
Tom Thomas	Planner	Present
Andy Thomas	Planner	Present

APPLICATIONS:

Minor Sub-Division & Lot Consolidation

Proposed sub-division, lot consolidation of 2 existing lots into 2 proposed lots

Block 30 & 52 Lots 1.01 & 2 3085 Ridgeway Road

Applicant Charles Placek & William Gaul

Mr. Robert Shea, attorney for the applicant, will have FWH Assoc. Engineer Murphy.

Mr. Murphy sworn in, accepted by board.

Mr. Murphy presented Exhibit A-1 aerial view of site, Exhibit A-2 minor sub-division, explained location

Routes 70 & 571, near Quick Chek. Two lots, lot 2 no access from Hwy. 70. Sub-division across from Hwy 571, 1.03 house on 1.04. Utility easement JCPL runs thru both properties..

Applicant will comply with T& M Assoc. letter, no problem.

Variance needed for set back, existing for house, lot 1.04, sufficient frontage on Hwy 70, no access on 70, want access to 571, need variance for frontage, wetlands, no access to 70.

Mr. Yodakis, straight forward application, all variances have been discussed, assume this will be commercial property, applicant ok with my report, property zoned Hwy. Development, house will be removed.

Mr. Liston, no comments, all issues addressed.

Mr. Vaccaro, proposed use, subject to market, for property, Mr. Shea, HD zone, whatever is allowed, or go before ZBA for use variance, when sale takes place.

Mr. Vaccaro, questioned access on 571, the only way out, emergency out? Mr. Murphy, we will come back to the board, provide access for development.

Mr. Amoroso, drawing submitted not clear showing sub division, your site tonight shows clearly, which will be plan of record, can this drawing be amended, Mr. Shea, yes. Mr. Liston I think that is a good suggestion. Mr. Shea, yes, property to have monuments.

Open Public Portion:

Hank Glen, 29 Wycliff, questioned entrance, single lot

Mr. Murphy, yes

Ken Henick, 13 Anthony, JCPL easements separates' property, shown on map, not permitted to cross?

Mr. Murphy, yes pointed out on map, yes you can cross an easement.

Motion to approve by Mr. Barron, seconded by Mr. Vaccaro

Roll Call: Mr. Barron-yes, Mr. Vaccaro-yes, Chairperson Krasky-yes

Messrs. Edwards-yes, Zolezi-yes, Trutkoff-yes, Somerset-yes

Public Hearing: Review Report

Area in need of redevelopment, Heritage Minerals Site

Mr. Liston read public notice into the record (attached to minutes).

Tom Thomas, explained the re-development process, first go thru study, governing body make determination for condemnation of property, law has changed now, and condemnation is not needed. Town Council will not go thru condemnation at all. No public money involved in going thru this process.

Must show property meets requirements for re-development. Old mining site, terminated mining in 1980's, buildings abandoned. Total of 7000 acres.,4000 acres Pinelands regulated, will not be disturbed what so ever, area from rail road to Lakehurst Base, Two large lakes, basically neutered land, rest property woods. Heritage Minerals tract has always been considered as one parcel. How can we recommend to board to consider entire parcel or partial. Over the years all of the work has always considered this one large parcel, so we did the same. Two major streams run thru property. Lot on Route 37 we recommend that be included also, for access to 37 at some time.

The board does resolution to recommend re-development to the town Council, Council will agree with Planning Board or choose not to. If they proceed than up to Heritage Minerals to come back to Planning Board and Governing body to discuss how they plan to use property.

A lot of regulatory agencies to approve, CAFRA and Pinelands overlap jurisdiction.

Report available, 86 pages, much more detail, photos.

Mr. Liston, term, re-development does not mean development is taking place now or at all. Bring forward plans, board and Town Council think appropriate, begin the process, cooperation of owner and township. This is the largest parcel of land in township, long process, may be very long.

Mr. Thomas, applicant still has to come before the Planning Board for site plan approval.

Mr. Liston, public hearings, comments, future of this town, long range planning process.

Public Portion Open:

Hank Glen, 29 Wycliff, prior court decision on this property effect re-development?

Mr. Liston, really does not have any effect, still have same requirements low & moderate income housing rules up in the air.

Mr. Glenn, what is no house, Mr. Liston, still requirement even if all commercial.

Mr. Larry Lee, Country Walk, problem finding report on web site, board secretary explained it was on, we had computer problems, report is available in my office and Clerks office, also available to copy or e-mail I did not get any requests.

Mr. Lee said asked in Clerks office and was told they did not have report. Board secretary, that is wrong I supplied them with the report, I will supply Mr. Lee with a copy of report tonight.

Ms. Betty Saches, 44 Petunia, who is owner of property, information on tailings, radioactive materials, guarantees to resident's safety

Mr. Thomas, Hovsons Corporation, two types of tailings, one more sensitive has been transported to Utah, second less intensive is handle by the DEP and is almost complete, before any approvals can be granted all of this will be addressed and completed.

Mr. Liston, follow up this process is a long process, may take two years.

Ms. Zolezi, DEP, overseeing this, they would have to sign off on this, very stringent process.

Mr. Thomas, also under CAFRA jurisdiction, don't approve until all state agencies have signed off.

Brendon Weiner, Councilman, may be largest project in state, is there any benefit to township or developer to seek funding from state grants or what ever.

Mr. Thomas, yes state funding available particular for clean up, would be helpful.

Sam Fusaro, Councilman, this parcel will require re-looking at zoning, totally different. Planning Board and Council made some necessary changes to zoning over the past year, such as Town Center. I would like the board to form a sub-committee of the Master Plan, to needed changes. Back in 1983 things were different. Now need to look at desirable retables, consider permitted uses for commercial development.

Chairperson can go forward select committee, members of Planning & Zoning boards, no quorum, plus council to complete the job.

Mr. Liston, we recently did re-examination report, on target, perfect time to do complete review of Master Plan. What is left to develop and the best way to develop property.

Close Public Portion:

Mr. Thomas, Mr. Liston will prepare resolution for next meeting, corrections will be made.

Mr. Liston, yes

Mr. Thomas we will change title from preliminary report to final report, so it will go to Council as final report.

Mr. Liston, yes

Motion to approve by Mr. Trutkoff, seconded by Mr. Vaccaro

Roll Call: Mr. Trutkoff-yes, Mr. Vaccaro-yes, Chairperson Krasky-yes

Messrs. Edwards-yes, Zolezi-yes, Barron-yes, Somerset-yes

ADMINISTRATIVE SESSION:

APPROVAL OF MEETING MINUTES:

Motion to approve May 5, 2014 Regular Meeting Minutes by Mr. Vaccaro

Seconded by Mr. Trutkoff

Roll Call: Mr. Vaccaro-yes, Mr. Trutkoff-yes,

Messrs. Edwards-yes, Zolezi-yes, Barron-yes, Somerset-yes

Chairperson Krasky not voting, absent April meeting.

PAYMENT OF BILLS:

May 2014

	Escrow	General Matters	Hov/Stav	Perlmutter
T & M				
18897	906.50			
19927	306.00			
19918	765.00			
19920	229.50			
19917		298.00		
Total	2,207.00	298.00		
Liston				

Total

TOTAL BILLS \$ 2,505.00

Bill report given by Ms. Zolezi

Motion made to pay bills by Mr. Somerset, seconded by Mr. Trutkoff

Roll Call: Mr. Somerset-yes, Mr. Trutkoff-yes, Chairperson Krasky-yes

Messrs. Edwards-yes, Zolezi-yes, Vaccaro-yes, Barron-yes

PROFESSIONAL REPORTS:

Mr. Liston, Wal Mart, waiting on answer from court, one month. As soon as I have decision I will distribute to you.

PUBLIC PORTION OPEN:

Hearing none

PUBLIC PORTION CLOSED:

MOTION TO ADJOURN: by Mr. Barron, seconded by Mr. Trutkoff

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT:

8:35 P.M.

Respectfully Submitted

Marianne Borthwick  
Secretary to the Board

